



**COMMUNITY DEVELOPMENT COMMISSION
of the County of Los Angeles**

2 Coral Circle • Monterey Park, CA 91755
323.890.7001 • TTY: 323.838.7449 • www.lacdc.org



Gloria Molina
Yvonne Brathwaite Burke
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

Carlos Jackson
Executive Director

July 11, 2006

Honorable Board of Commissioners
Community Development Commission of the
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Commissioners:

**APPROVAL OF FUNDS FOR CONSTRUCTION COSTS TO EXPAND THE
LANCASTER COMMUNITY SHELTER IN THE CITY OF LANCASTER (5)
(3 Vote)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that new construction at the Lancaster Community Shelter is exempt from the provisions of the California Environmental Quality Act (CEQA), as described herein, because the activities will not have the potential for causing a significant effect on the environment.
2. Authorize the Executive Director to draft and execute a Grant Agreement with the Lancaster Redevelopment Agency, in a total amount of up to \$1,000,000 in County general funds (CGF) allocated to the Fifth Supervisorial District, to fund expansion of the Lancaster Community Shelter with construction of new transitional family units, to be effective following receipt of CGF from the Chief Administrative Officer (CAO), approval of the Grant Agreement as to form by County Counsel, and execution by all parties.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION:

The recommended action will authorize the Commission to enter into a Grant Agreement with the Lancaster Redevelopment Agency for the use of CGF for construction of new transitional shelter units for homeless families. The new facilities will expand the current capacity at the Agency's Lancaster Community Shelter.

FISCAL IMPACT/FINANCING:

The actions described herein will be funded with a portion of the \$20,000,000 in CGF approved by the Board of Supervisors on June 20, 2005 to fund the construction and/or renovation of year-round emergency shelters and enhancements to the homeless support system.

On November 22, 2005, the Board of Supervisors approved allocating \$3,600,000 in CGF to each Supervisorial District with a ten percent administrative fee, in the total amount of \$2,000,000, reserved for the Commission.

The proposed Grant Agreement between the Commission and the Lancaster Redevelopment Agency will provide \$1,000,000 in CGF for the Lancaster Community Shelter for the costs associated with building the transitional family shelter to accommodate additional beds.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS:

In order to address the staggering numbers of homeless individuals and families and the corresponding critical shortage of shelter beds in Los Angeles County, on June 20, 2005, the Board of Supervisors approved allocation of \$20,000,000 for the construction and/or renovation of year-round emergency shelters and enhancements to the homeless support system.

On November 22, 2005, the Board of Supervisors directed the Commission to administer the funding and to direct oversight of all of the projects. The Board also instituted a method by which each Board Office selects recipients of CGF based on agency experience and the need for homeless services in the community, among other considerations.

The Lancaster Community Shelter is the only facility in the Antelope Valley serving both men and women. It is a 24-hour, year-round facility that has offered safe and clean shelter to homeless individuals and families since 1989. The Lancaster Community Shelter is owned by the Lancaster Redevelopment Agency and is leased to Catholic Charities of Los Angeles, Inc., which operates the facility for homeless persons and provides social services on site.

The Grant Agreement between the Commission and the Lancaster Redevelopment Agency will allocate \$1,000,000 for construction of new transitional units for homeless families at the Lancaster Community Shelter. The new units will be constructed in the rear of the shelter and will be integrated into the existing building. Thirteen new two-bedroom units will accommodate up to four persons each, allowing families to be housed together. Each unit will also include a private bathroom for each family.

The shelter currently houses up to 52 persons year round, and includes two family units. The new construction will greatly expand the shelter's ability to house families together.

A complete description of the shelter project is provided in Attachment A.

ENVIRONMENTAL DOCUMENTATION:

This action is exempt from the provisions of CEQA, pursuant to State CEQA Guidelines 15332, because it involves infill development that is consistent with local general plan and zoning requirements. The City of Lancaster filed a Notice of Exemption for this project on April 10, 2006.

IMPACT ON CURRENT PROJECTS:

Approval of this action will allow for the increase in emergency shelter beds available for homeless families in the County and enable the Lancaster Redevelopment Agency to expand beds at its Lancaster Community Shelter.

Respectfully submitted,



CARLOS JACKSON
Executive Director

Attachment: 1

ATTACHMENT A

PROJECT DESCRIPTION LANCASTER COMMUNITY SHELTER

This project will expand the Lancaster Community Shelter (Shelter) through construction of 13 new transitional units for homeless families.

The Shelter is the only facility in the Antelope Valley serving both men and women. It is a 24-hour, year-round facility that has offered safe and clean shelter to homeless individuals and families since 1989. The Shelter property is owned by the City of Lancaster's Redevelopment Agency and leased to Catholic Charities of Los Angeles, Inc. which operates the facility

The Shelter currently provides two types of housing: emergency shelter that may be used for up to 30 days, and a transitional housing program with stays for up to six months. The Shelter also provides additional emergency housing beds during the cold weather months (November to March), adding approximately 35 cots for men and women coming directly off the streets. The Shelter has a total of 52 beds, 12 showers, 10 toilets, 10 sinks and a restaurant quality kitchen that serves breakfast and dinner to shelter residents. There is 24-hour staff coverage seven days a week.

The new building for the family transitional units will be constructed at 44611 Yucca Avenue in Lancaster, in the rear of the existing facility. Each of 13 new units will include two bedrooms, one bathroom, and a closet. They will be integrated into the building so that families will be able to enter the facility through the existing front entrance so the Shelter can continue to institute a no-weapons and no-drug policies. The staffing patterns will continue to allow for 24-hour coverage seven days a week.

Among services offered is comprehensive case management designed for residents seeking to achieve self-sufficiency to end homelessness. Case managers also assist in identifying eligibility of public entitlements such as, Temporary Aid to Needy Families, Medicaid, Supplemental Security Income, Food Stamps, General Relief, Veterans Health Care Program, and the Section 8 certificate program. The Shelter networks with other agencies that are in close proximity to the Shelter and provide needed services to individuals and families residing there. Case management is a critical component in the rehabilitation process, and includes screening, assessment, development of goals, plan development, and referrals for other services. All Shelter residents in the transitional housing program are required to participate in case management.

| | |
|--------------------|--------------|
| Construction Funds | \$ 1,000,000 |
|--------------------|--------------|

| | |
|----------------------|---------------------|
| Total request | \$ 1,000,000 |
|----------------------|---------------------|